

2020

Tucson-Pima County Historical Commission

Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, July 09, 2020

Pursuant to safe practices during COVID-19 pandemic, all in-person meetings are cancelled until further notice. The meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 1:02 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Jim Sauer, Jan Mulder, and Sharon Chadwick

Commissioners Absent/Excused: Jill Jenkins and Michael Becherer.

Applicants/Public Present: Helen Erickson, Alan Scott

Staff Members Present: Michael Taku and Jodie Brown (PDSD)

2. Approval of the Legal Action Report (LAR) from Meeting of 6-25-20

It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, and carried by a roll call vote of 4-0 (Commissioners Jenkins and Becherer absent) to approve the Legal Action Report from the meeting of 6-25-20 as submitted.

3. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

3a. HPZ- 20-008, 2928 N. Beverly Avenue [CONTINUED CASE]

Fort Lowell Historic Preservation Zone, Contributing Resource

Attached carport, attached shed and porch addition. New roofing material and four (4) additional windows on the existing structure.

STAFF INTRODUCTION AND CASE SUMMARY

Staff Taku summarized the revisions to the project and the review actions, notably the recommendation from the Fort Lowell Historic Zone Advisory Board (FLHZAB) from the meeting of 1-28-20 and continuance from PRS on 05-14-20. PRS requested applicant to revise materials to address carport location and height and detailing of added windows regarding differentiation from the original windows (i.e., separate elevations showing existing and proposed windows).

APPLICANT PRESENTATION

Architect and property owner Alan Scott discussed the revisions to the plans following PRS request. The revisions included but were not limited to relocating the carport to the north and reducing the height, both to avoid blocking the view of the historic house and obscuring the primary historic façade; elimination of the storage area from the carport; and, treatment of vent and windows on new construction to avoid creating a false sense of history.

SUBCOMMITTEE DISCUSSION

Subcommittee applauded applicant for a well-organized material submission. Concerns continued to be expressed on proposed treatment of openings and the cumulative effect of the windows on the house. In particular, adding new windows and doors, eliminating openings, modifying some windows, enlarging or resizing some windows, replication of some windows, relocating the vent with no historical justification via photos or drawings, addition of glass in the vent, potential of visibility of the vent from public street. Per the UDC and the Secretary of the Interior's Standards, removing and alterations to historic buildings that can lead to delisting from the National Register of Historic Places and erosion of the FLHPZ is not recommended. The consensus was to accept the carport, pergola, porch and shed designs, roofing materials, and wood trim option as presented.

ACTION TAKEN

It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, and passed unanimously by a roll call vote of 4-0 (Commissioner Jenkins and Becherer absent) to recommend continuing the case review, with the consent of the applicant. We ask that the applicant come back (1) to address the concerns that were raised around openings (which include doors, windows, and vents), and (2) present revised drawings to note any new openings or changes to proposed openings in terms of size, location, or material. The following items are accepted as presented: the design of

the carport, the design of the connecting pergola, the design of the shed addition with the steel panels, the design of the front porch, and the corrugated galvanized steel roofing on all roofs. The 20-foot setback is also accepted as proposed.

[Staff Taku left at 2:35 P.M.]

4. Armory Park Historic Preservation Zone (APHPZ) Design Guidelines

UDC Section 5.8/TSM 9-02.7.2. A-D/Historic Preservation Zone Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

4a. Updates on proposed revisions to the existing APHPZ Design Guidelines.

Staff Brown updated commissioners, noting that the Armory Park Historic Preservation Zone Advisory Board was still digesting the comments from the 6-25 meeting. No action was taken.

5. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on pending and recently conducted reviews.

*Note: break between 2:38 and 2:40

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance and/or in the review process.

d. Review Process Issues/Discussions

None at this time.

6. Summary of Public Comments (Information Only)

None

7. **Schedule and Future Items for Upcoming Meetings**

The next scheduled meeting is July 23, 2020; PRS meetings to be conducted virtually until further notice and via Microsoft Teams.

8. **Adjournment**

Meeting adjourned at 2:58 P.M.